

WARRANTY DEED  
Statutory Short Form

024492

We, Camille Rancourt of Waterville, in the County of Kennebec and State of Maine, Camilla Corson of 15 Crestline Circle, Beverly, MA, 01915, Geraldine Maheu of 14 Lucette Street, Old Orchard Beach, ME, 04064, Estelle Quimby of 84 Western Avenue, Waterville, ME, 04901, and Aurele Guerette and Camille Rancourt both of Waterville, Kennebec County, and State of Maine, as Trustees of the Henry W. Rancourt Testamentary Trust, for consideration paid, grant to Kimberleigh S. Lake of Belgrade, Kennebec County, State of Maine, and whose mailing address is P.O. Box 532, Belgrade Lakes, Maine, 04918, with Warranty Covenants the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

TRANSFER  
TAX  
PAIDPARCEL ONE:

A CERTAIN LOT or parcel of land with structures thereon situated northerly of Gold Street and westerly of Summer Street in the City of Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows; to wit:

BEGINNING at a 5/8" steel pin set at the intersection of the northerly line of Gold Street and the westerly line of Summer Street; thence N 19° 44' 27" W a distance of 95 feet to a 5/8" steel pin set at the southwest corner of land now or formerly owned by Anthony Jabar, Jr. and Joan M. Jabar, said Jabars' deed is recorded in the Kennebec County Registry of Deeds in Book 3002, Page 172; thence N 60° 38' 11" E along the westerly line of the said Jabars' land a distance of 66 feet to a point; thence in a general southeasterly direction to a point on the westerly line of Summer Street; thence S 61° 38' 11" W a distance of 66 feet along the westerly line of Summer Street to the point of beginning.

MEANING AND INTENDING hereby to convey the premises acquired by Henry W. Rancourt by Warranty deed of George H. Tardiff dated May 11, 1924 and recorded in the Kennebec County Registry of Deeds in Book 626, Page 112. Henry W. Rancourt died on November 29, 1975, and by Codicil to his Last Will and Testament dated December 5, 1974 devised the remainder interest in the afore-described property after the death of Lillian Cora Donahue and the Rev. Roland H. Rancourt to Camille F. Rancourt and daughter, Cleora A. Guerette, and in the event of the death of Cleora A. Guerette a one-half undivided interest to the children of Cleora A. Guerette. Cleora A. Guerette, Lillian Cora Donahue and the Rev. Roland H. Rancourt have all predeceased.

PARCEL TWO:

A CERTAIN LOT or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows; to wit:

BEGINNING at a point, said point being located north sixty-one degrees thirty-eight minutes eleven seconds east (N 61° 38' 11" E) and sixty-six and zero hundredths (66.00') feet from a 5/8" steel pin with surveyors identification cap set at the intersection of the northerly line of Summer Street and the easterly line of Gold Street; thence north twenty degrees two minutes twenty-seven seconds west (N 20° 02' 27" W) for sixty-eight and fifty hundredths (68.50') feet to point; thence north sixty-one degrees fifty minutes five seconds east (N 61° 50' 05" E) for two and thirty-seven hundredths (2.37') feet to a point; thence south twenty-eight degrees two minutes fifty-one seconds east (S 28° 02' 51" E) for sixty-seven and seventy-seven hundredths (67.77') feet to a point in the northerly line of Summer

39-202

Street; thence south sixty-one degrees thirty-eight minutes eleven seconds west (S 61° 38' 11" W) along the northerly line of Summer Street for eleven and ninety-two hundredths (11.92') feet, more or less, to the point of beginning.

ALSO conveyed hereby, is an easement for the continued placement of a garage now located on land of David M. Paquet, Sr. and a strip two feet wide around the perimeter of said garage for the purpose of maintaining and repairing said garage only. The said easement (including the area of the garage and its 2' maintenance strip) shall be six feet on its northerly side, about twenty feet on its westerly and easterly sides, and eight feet on its southerly side. No expansion of the size of garage may be made.

REFERENCE is also made to a Board of Zoning Appeals decision in July, 1990 granting permission to convey the above premises, a certificate of which shall be recorded in the Kennebec Registry of Deeds.

BEING all and the same premises conveyed to Camille Rancourt and Aurele Guerette, as Trustees of the Henry W. Rancourt Trust, by Warranty Deed from David M. Paquet, Sr. dated August 3, 1990 and recorded in the Kennebec County Registry of Deeds in Book 3777, Page 100.

WITNESS our hands and seals this 27th day of September, 1990.

Signed, Sealed and Delivered  
in the presence of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Camille F. Rancourt  
Camille Rancourt  
Camilla Corson  
Camilla Corson  
Geraldine Maheu  
Geraldine Maheu  
Estelle Quimby  
Estelle Quimby

HENRY W. RANCOURT TESTAMENTARY TRUST

Camille F. Rancourt  
\_\_\_\_\_  
\_\_\_\_\_

By: Aurele Guerette  
Aurele Guerette, Trustee  
By: Camille F. Rancourt  
Camille Rancourt, Trustee

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated:

9/27, 1990

Then personally appeared the above named Aurele Guerette and Camille Rancourt, Trustees of the Henry W. Rancourt Testamentary Trust, and acknowledged the foregoing instrument to be their free act and deed in said capacity and the free act and deed of said Trust.

Before me,

Natalie P. Bragg  
NOTARY PUBLIC  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Natalie P. Bragg  
Notary Public  
My Commission Expires  
12/18/94



39-202

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated:

9/27, 1990

Then personally appeared the above named **Camille Rancourt, Camilla Corson, Geraldine Maheu and Estelle Quimby** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

*Natalie P. Bragg*  
\_\_\_\_\_  
NOTARY PUBLIC

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Natalie P. Bragg  
Notary Public  
My Commission Expires  
12/18/94



RECEIVED KENNEBEC SS.

1990 OCT 26 AM 9:00

TEST: *[Signature]*  
REGISTER OF DEEDS